



Spinney Hill, Oakham
Offers In Excess Of £275,000



This beautifully presented modern mid-terrace property, built by the highly regarded builder offers stylish and comfortable living across two well-designed floors. The home benefits from underfloor heating throughout the ground floor and is finished to a high standard.

The ground floor comprises an entrance hall, a spacious living room with contemporary décor, and a modern kitchen/diner featuring a tiled floor, integrated dishwasher, fridge freezer, and eye-level oven. A convenient downstairs W/C and utility room completes this level.

To the first floor, the property offers a well-proportioned main bedroom with its own en-suite shower room, a generous second bedroom, and a third bedroom ideal as a single room, nursery, or home office. The family bathroom is fitted with a bath and a shower over.

Outside, the property benefits from two parking spaces-one positioned under a carport and one open space. The rear garden features a lawn area with a surrounding paved patio and a walkway leading to the rear gate and shed. The garden is fully enclosed by fencing, providing a secure outdoor space. Available with No forwards Chain.

TENURE: Freehold

All Mains Connected

EPC: B

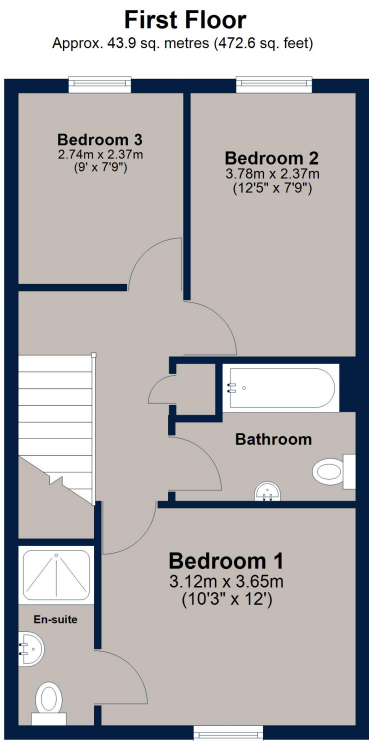
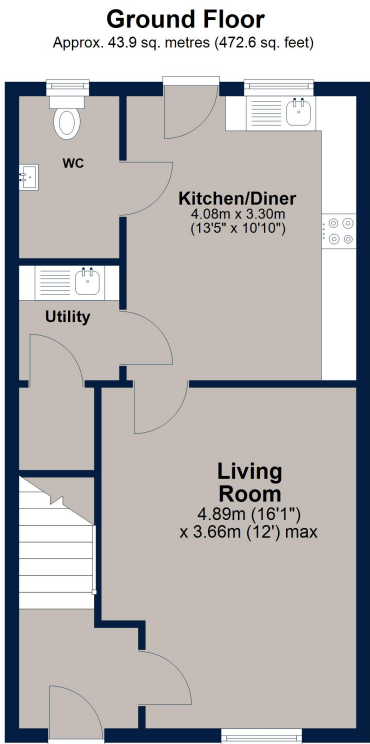
COUNCIL TAX: C

Management Fee Applies Please ask for more agent for more details





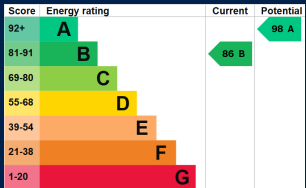
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Total area: approx. 87.8 sq. metres (945.2 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements